179.0	0002	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	807,700 / 807,700
					USE VALUE:	807,700 / 807,700
					ASSESSED:	807,700 / 807,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
189		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCNAMARA JASON
Owner 2:	MEDAS MICHELLE
Owner 3:	
Street 1:	189 SYLVIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BASILE ANTHONY & ANNE R -
Owner 2:	-
Street 1:	189 SYLVIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,216 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1953, having primarily Wood Shingle Exterior and 2558 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9216.000	320,200		487,500	807,700
Total Card	0.212	320,200		487,500	807,700
Total Parcel	0.212	320,200		487,500	807,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 315.75 | /Parcel: 315.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 121415

GIS Ref

GIS Ref

Insp Date 07/20/18

!14069!

PREVIOUS ASSESSMENT

Parcel ID 179.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	320,200	0	9,216.	487,500	807,700	807,700	Year End Roll	12/18/2019
2019	101	FV	304,500	0	9,216.	480,600	785,100	785,100	Year End Roll	1/3/2019
2018	101	FV	333,600	0	9,216.	369,100	702,700	702,700	Year End Roll	12/20/2017
2017	101	FV	333,600	0	9,216.	348,200	681,800	681,800	Year End Roll	1/3/2017
2016	101	FV	333,600	0	9,216.	320,400	654,000	654,000	Year End	1/4/2016
2015	101	FV	276,500	0	9,216.	299,500	576,000	576,000	Year End Roll	12/11/2014
2014	101	FV	276,500	0	9,216.	275,800	552,300	552,300	Year End Roll	12/16/2013
2013	101	FV	276,500	0	9,216.	275,800	552,300	552,300		12/13/2012

PRINT

Date	Time
12/11/20	03:57:02

LAST REV

Date	Time
08/15/18	09:09:59

mmcmakin

14069

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BASILE ANTHONY	56674-311		3/31/2011		575,000	No	No		
	13772-659		8/1/1979		80,000	No	No		Y

USER DEFINED

Prior Id # 1:	121415
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2015	1860	Redo Kit	27,000					
1/8/2013	22	Manual	3,500	C				
11/13/2012	1477	Manual	13,700	C				
6/23/2008	690	Manual	9,000			G9	GR FY09	rebuild existing r
2/6/2006	76	Redo Bas	5,000	C		G7	GR FY07	
7/5/2005	571	Sun Room	20,000	C		G7	GR FY07	11X20 PRE-FAB
1/30/1998	55	Redo Bat	18,000					REMODEL TWO BATHS
8/7/1997	464		18,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2018	MEAS&NOTICE	BS	Barbara S
5/16/2013	Info Fm Prmt	EMK	Ellen K
5/1/2013	Info Fm Prmt	EMK	Ellen K
7/2/2012	External Ins	BR	B Rossignol
10/16/2008	Meas/Inspect	345	PATRIOT
4/28/2006	Permit Visit	BR	B Rossignol
3/2/2000	Inspected	270	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9216		Sq. Ft.	Site		0	70.	0.76	6									487,537						487,500	

Total AC/HA: 0.21157 | Total SF/SM: 9216 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 487,537 | Spl Credit | Total: 487,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM/WHITE STONE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00440693
Adj $ / SQ:	128.815
Other Features:	90924
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393395
Depreciation:	73171
Depreciated Total:	320224

COMMENTS

SOLAR PANELS ON ROOF OF=SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

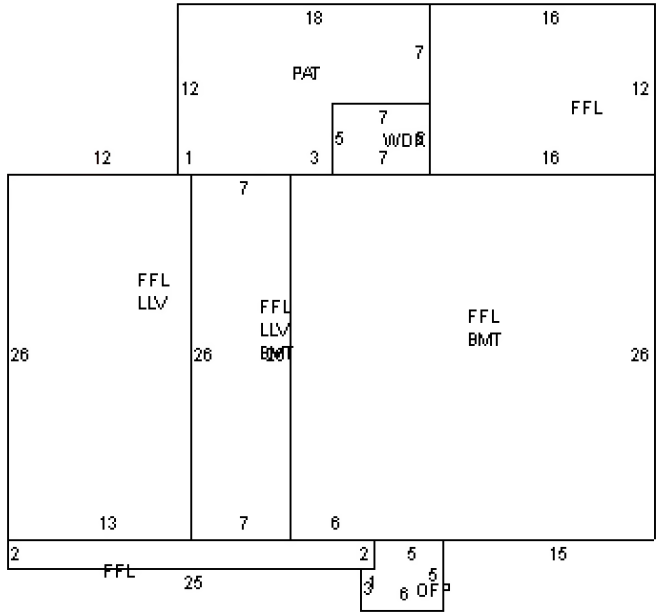
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	128.82
Special Features:	0	Val/Su Net:	104.57
Final Total:	320200	Val/Su SzAd	222.36

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,440	128.820	185,494
BMT	Basement	858	85.020	72,945
LLV	Lower Level	520	79.700	41,446
PAT	Patio	181	4.340	786
WDK	Deck	35	16.070	562
OFP	Open Porch	28	44.190	1,237

Net Sketched Area:	3,062	Total:	302,470
Size Ad	1440	Gross Are	3062	FinArea	2558
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	